

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING
COMMISSION
City of Starkville, Mississippi May 10, 2016**

Be it remembered, that, the members of the Planning and Zoning Commission of the City of Starkville, met in their regularly scheduled meeting on May 10, 2016 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being present were Michael Brooks, Chairman, Ward 4, Jason Camp, Ward 1, Jim McReynolds, Ward 2, Tom Walker, Ward 3, Patrick Miller, Ward 5, Ira Loveless, Ward 6, and John Moore, Ward 7. Attending the Commissioners were Community Development Director Buddy Sanders, City Planner Daniel Havelin, City Attorney Chris Latimer, and Recording Secretary Bill Green.

Commission Chairman Michael Brooks opened the meeting with the Pledge of Allegiance followed by a moment of silence.

1. A MOTION TO APPROVE THE OFFICIAL AGENDA AS PRESENTED

There came for consideration, the matter of the approval of the motion to approve the Official Agenda of the Planning and Zoning Commission of May 10, 2016 as presented.

OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, MAY 10, 2016
CITY HALL - COURT ROOM,
WEST MAIN STREET, 5:30 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CITIZEN COMMENTS
- VI. NEW BUSINESS

- A. EX 16-03 Request for Exception for a nonconforming band sign at 200 South Montgomery located in a T-5 zoned with the parcel number 118P-00-365.00
- B. FP 16-04 Request for Final Plat approval for subdividing a +/- 20.7 acre parcel into two lots. The parcel is located directly south of Starkville Christian School on Lynn Lane in an R-5 Zone with the parcel number 102O-00-004.00.
- C. RZ 16-04 Request for Rezoning one parcel at 300 Yellow Jacket Drive from R-1 Single Family to B-1 Buffer with the parcel number 102H-00-043.00

- D. CU 16-04 Request for a Conditional Use for a “Institutional and Health Care Facilities” on one parcel at 300 Yellow Jacket Drive currently zoned R-1 Single Family with the parcel number 102H-00-043.00

VII. ADJOURN

After discussion and upon the motion of Commissioner Miller, duly seconded by Commissioner Moore, the motion to approve the Official Agenda of the Planning and Zoning Commission for May 10, 2016, as presented, received unanimous approval.

CITIZEN COMMENTS

The Chair opened up the meeting for citizen comments. Seeing there were none, the Commission moved to new business.

NEW BUSINESS

A. CONSIDERATION OF EX 16-03, A REQUEST FOR EXCEPTION FOR A NONCONFORMING BAND SIGN AT 200 SOUTH MONTGOMERY LOCATED IN A T-5 ZONED WITH THE PARCEL NUMBER 118P-00-365.00

City Planner Daniel Havelin presented the request EX 16-03, an exception request by applicant Tabor Construction & Development to allow a nonconforming wall sign to be placed on the elevator tower on the north side of the Central Station building. The proposed sign will exceed the size requirement for a band sign in a T-5 zoned areas. The proposed sign is shown at 9'-6" wide and 15' tall. After discussion of the requested EX 16-03, the Commission Chair opened a public hearing and called for comments regarding the above request.

The applicant, Jeremy Tabor came forward to speak on the request.

Calling for and hearing no further comments. The Commission Chair closed the Public hearing portion of the meeting.

After discussion, a motion to Approve EX16-03 was made by Commissioner Walker which was duly seconded by Commissioner McReynolds. The Commission voted 4 to 2 to approve the request, with Commissioner Miller and Commissioner Loveless being the dissenting votes.

B. CONSIDERATION OF FP 16-04 REQUEST FOR FINAL PLAT APPROVAL FOR SUBDIVIDING A +/- 20.7 ACRE PARCEL INTO TWO LOTS. THE PARCEL IS LOCATED DIRECTLY SOUTH OF STARKVILLE CHRISTIAN SCHOOL ON LYNN LANE IN AN R-5 ZONE WITH THE PARCEL NUMBER 102O-00-004.00

City Planner Daniel Havelin presented FP 16-04, a request by Jason Pepper on behalf of Ruth Vickers Living Trust for Final Plat approval for subdividing a +/- 20.7-acre parcel into two lots. The parcel is located directly south of Starkville Christian School on Lynn

Lane in an R-5 Zone. This request is part of a proposed purchase by Starkville Christian School for future expansion. The School is in the process of purchasing 5 acres from Ruth Vickers Living Trust. After the parcel has been subdivided, the school will aggregate the 5 acres into their existing property for future expansion. The Board of Aldermen approved the Preliminary Plat on April 19, 2016. The commission chair called for comments regarding the above request.

The applicant, Jason Pepper, spoke on the request.

After discussion, a motion to approve PP-16-04 was made by Commissioner Walker which was seconded by Commissioner Camp. The Commission voted unanimously to approve the request.

C. CONSIDERATION OF RZ 16-04, A REQUEST FOR REZONING ONE PARCEL AT 300 YELLOW JACKET DRIVE FROM R-1 SINGLE FAMILY TO B-1 BUFFER WITH THE PARCEL NUMBER 102H-00-043.00

City Planner Daniel Havelin presented the request RZ 16-04, a request by Wendi Woods on behalf of the Estate of Betty and David Josey to rezone one parcel located at 300 Yellow Jacket Drive from R-1 Single Family to B-1 Buffer. 44 Property owners were noticed by mail, an ad was placed in Starkville daily news on April 18, 2016 and a sign was posted on the property. As of this date, the Planning Office has received three phone calls and four letters against the request. Five letters supporting this request were included in the Applicant's Statement.

The Commission Chair opened a public hearing and called for comments regarding the above request. Comments were received from the following individuals:

Julie Brown, the attorney representing Wendi Woods and the Josey Family, spoke on the request.

Robert Boyd spoke against the request.

Kristen Dechert spoke against the request.

Jerry McBride spoke against the request.

Ed Dechert spoke against the request.

David Josey, the owner, spoke in favor of the request.

Wendi Woods, spoke in favor of the request.

Calling for and hearing no further comments. The Commission Chair closed the Public hearing portion of the meeting.

After discussion, a motion to deny RZ-16-04 based on a lack of change in the neighborhood was made by Commissioner Loveless which was duly seconded by Commissioner Miller. The Commission voted 4 to 3 to deny the request. Chairman Brooks was the tie breaking vote.

D. CONSIDERATION OF CU 16-04, A REQUEST FOR A CONDITIONAL USE FOR A “INSTITUTIONAL AND HEALTH CARE FACILITIES” ON ONE PARCEL AT 300 YELLOW JACKET DRIVE CURRENTLY ZONED R-1 SINGLE FAMILY WITH THE PARCEL NUMBER 102H-00-043.00

CU 16-04 was not heard due to lack of approval of RZ 16-04.

PLANNERS REPORT

Community Development Director Buddy Sanders announced the hire of Emily Corban as Assistant City Planner.

6. A MOTION TO ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on June 14, 2016, in the courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner Moore, duly seconded by Commissioner McReynolds, the motion to adjourn until 5:30 p.m. on June 14, 2016, in the courtroom of City Hall located at 110 West Main Street, Starkville MS, was unanimously approved.

Mike Brooks, Commission Chair

Daniel Havelin, City Planner